

CENTRE POINTE VILLAGE

26574-26583 CARL BOYER DR, SANTA CLARITA, CA



Retail Pad Opportunities Available

SHAUNA MATTIS

Managing Director
License #01071320
+1 310 694 3190
shauna.mattis@jll.com

CAYLIE BONTZ

Senior Associate
License #02198135
+1 424 294 3415
caylie.bontz@jll.com



WELCOME TO CENTRE POINTE VILLAGE

- Centre Pointe Village is located in the geographic center of the Santa Clarita trade area on Golden Valley Road, part of the “Cross Valley Connector” linking the 14 Freeway and the 5 Freeway
- GLA 158,714 s.f. with over 800 parking spaces
- Centre Pointe Village serves an immediate trade area of over 108,821 people. Walmart Supercenter and Sam’s Club draw customers from the entire Santa Clarita Valley trade area
- The Centre Pointe Trade Area is benefiting from strong residential growth and at build-out of current units is expected to grow by an additional 38,000 residents

Area retailers

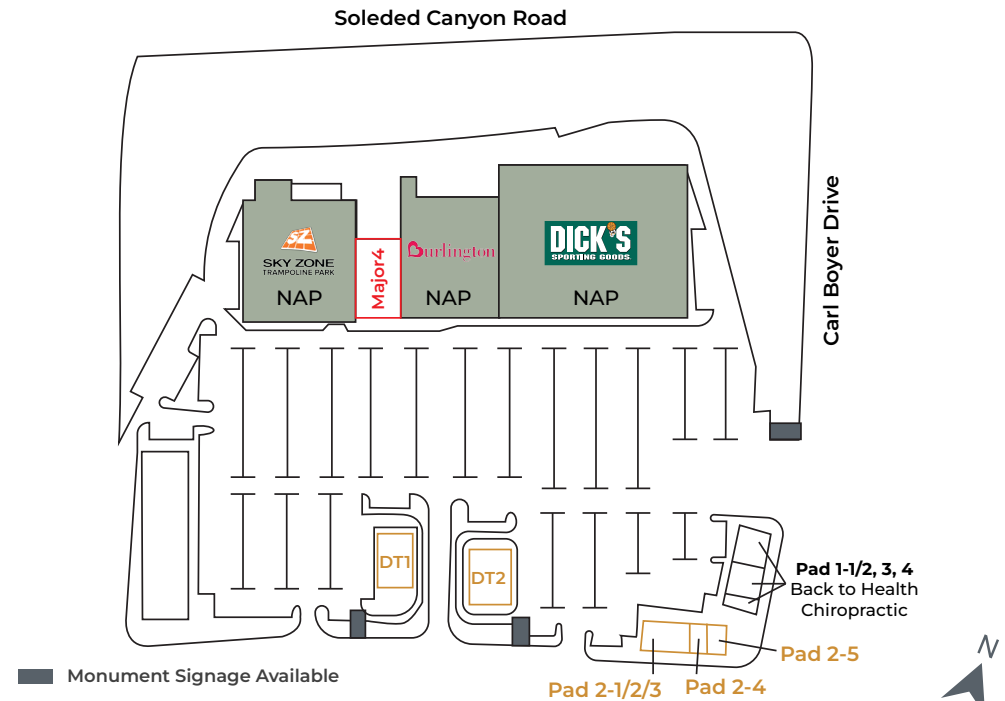


AERIAL



SITE PLAN & TENANTS

| Unit | Tenant | SF |
|-----------------------------|-----------------------------|--------------------|
| MAJ4 | In Leases | 7,000 |
| DT1 | Available | 3,000 (1.33 Acres) |
| DT2 | Available | 5,000 (1.13 Acres) |
| PAD 3 | Quick Quack Car Wash | 17,000 |
| PAD 1-1/2 | Back to Health Chiropractic | 2,557 |
| PAD 1-3 | Back to Health Chiro | 3,004 |
| PAD 1-4 | Back to Health Chiro | 1,504 |
| PAD 2-1/2/3 | Former Restaurant | 3,391 |
| PAD 2-4 | Available | 1,512 |
| PAD 2-5 | Available | 1,250 |
| Total GLA: 43,714 SF | | |



Additional Pad Information:

DT1: 3,000 SF (1.33 acres) - Available for Ground Lease or Purchase

DT2: 5,000 SF (1.13 acres) - Available for Ground Lease or Purchase

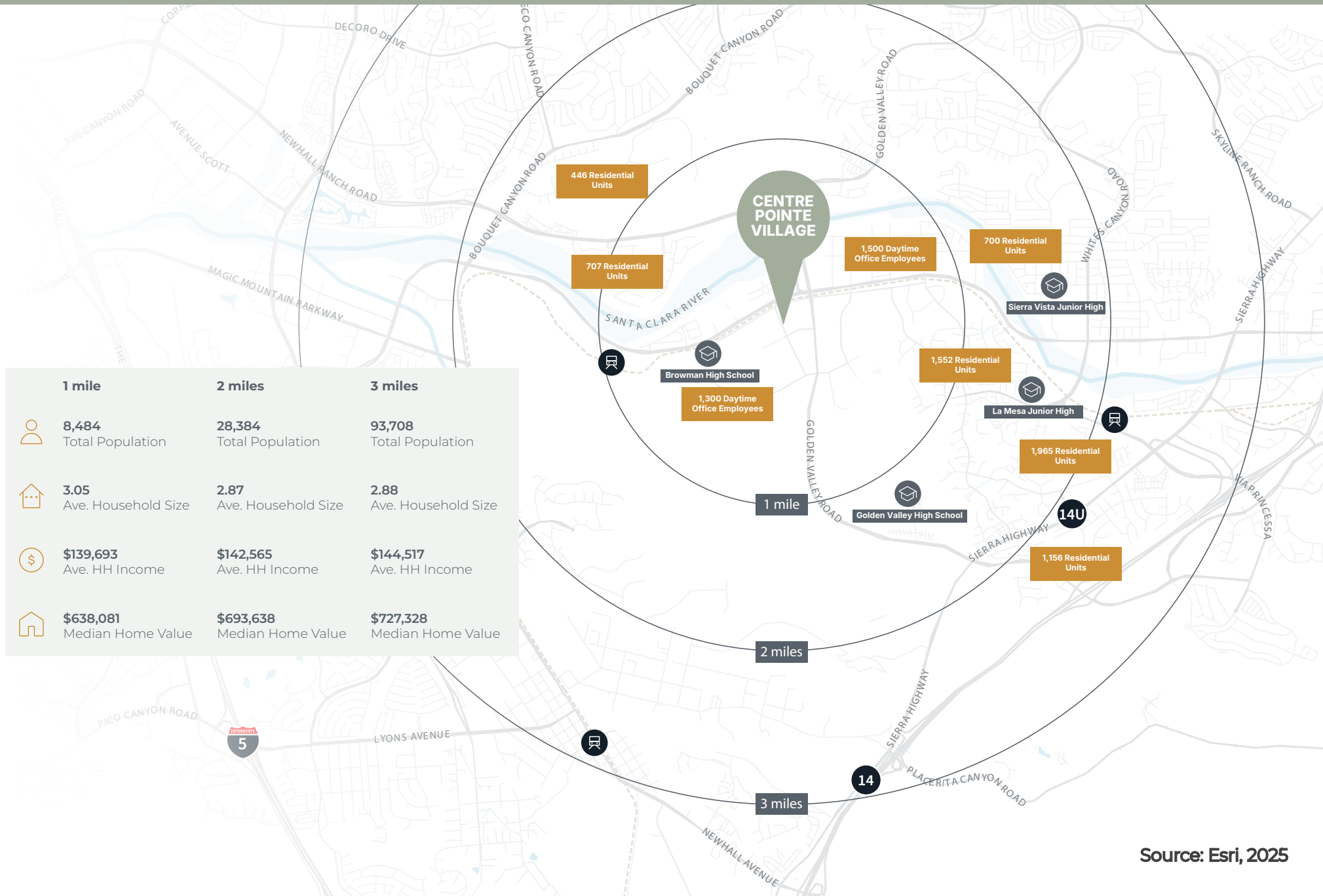
Both parcels are entitled with curd and utilities stubbed.

Parking included with parcels.

PHOTOS



DEMOGRAPHICS



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